



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
101 West Pleasant Street, Suite 100A
Milwaukee, Wisconsin 53212-3963
TDD #: (608) 264-8777

Jim Doyle, Governor
Mary P. Burke, Secretary

Wisconsin Department of Commerce, Bureau of PECFA Bid Document

SECTION 1 - Scope of Work

The Bureau of PECFA is seeking competitive bids to perform remedial services for a petroleum release from a regulated petroleum product storage tank system. This bid is for a specified work scope. The site upon which bids are being solicited is:

Bid Round: 48
Comm #: 53070-1845-78-A
BRRTS #: 03-60-305128
Site Name: Appleby's Auto Salvage
Site Address: W2578 Holland-Lima Rd., Oostburg, 53070
Site Manager: Nancy Ryan
Address: 1155 Pilgrim Rd.
City, State Zip: Plymouth, WI 53073-4294
Phone: (920) 892-8756
e-mail: Nancy.Ryan@Wisconsin.gov
Bid Manager: Stephen D. Mueller
Address: 101 West Pleasant St., Suite 100A
City, State Zip: Milwaukee, Wisconsin 53212-3963
Phone: (414) 220-5402
e-mail: Stephen.Mueller@Wisconsin.Gov

Bid-Start Date:	March 26, 2007
Questions must be received by (See Section 2 (B)):	April 9, 2007 4:00 PM
Responses will be posted by (See Section 2 (B)):	April 27, 2007
Bid-End Date and Time:	May 11, 2007 4:00 PM

The case file, including report(s) and other pertinent information upon which bids are being sought, are available for review at the Site Manager's location listed above. Please contact the Site Manager for an appointment to review the file.

Copies of report(s) and other pertinent information are available for purchase at the location listed below. If pertinent information is not available, please contact the Site Manager.

Action Legal-Milwaukee, 757 N Broadway, Ste 200, Milwaukee, WI 53202
Phone: (414) 276-2679 Fax: (414) 276-1529

SECTION 2 – Site-Specific Bid Requirements

General Comments

The Appleby's Auto Salvage site is a LUST site, which includes a caretaker's house, a storage trailer and a storage building, none of which have basements. Onsite water supply is provided by a private well located adjacent to the storage trailer; two septic systems provide sanitary service. A 300-gallon underground storage tank (UST) containing leaded and unleaded gasoline was removed from the property in 1992. Significant petroleum contamination in soil and groundwater was identified during a 1998 phase II investigation in the vicinity of the UST. The private well is located approximately 70 feet down/side gradient of the former gasoline tank.

Site soil is predominantly clay to at least 75 feet below ground surface (bgs). Depth to the water table is 2-3 feet bgs and groundwater flow varies from an easterly to a southerly direction. The onsite potable well is cased to bedrock at 140 feet bgs and was contaminated with benzene (above the enforcement standard) and other PVOCs during the early sampling rounds in 1999. PVOCs were not detected in two subsequent sampling rounds in 2001 and 2002. The caretaker's house is currently being utilized as an office on a part time basis. The potable is reportedly not in use.

During the site investigation, seven shallow monitoring wells and one piezometer were installed on site, and one monitoring well was installed off site across Holland-Lima Road to the south. Most of the shallow wells are screened below the water table.

In 2000, 218 tons of soil were excavated from the former tank bed area, but high levels of residual contamination were left in place around the excavation perimeter. The extent of the excavation was limited on the north by telephone and electric lines which are buried approximately 3-5 feet below grade between the metal storage building and the caretaker's house. MW-1R was installed in the excavation to replace excavated well MW-1.

Additional site investigation work was publicly bid in May 2005, and completed in December 2006. The additional work entailed installing two soil borings to further define the extent of soil contamination near the remedial excavation and two shallow monitoring wells and a second piezometer to evaluate the horizontal and vertical extent of the groundwater contaminant plume. In addition, the water line from the onsite potable well to the caretaker's house was exposed and soil samples were collected to evaluate the trench as a potential conduit for contaminant migration to the potable well. The samples indicated that the water line trench is not a conduit.

To date, the monitoring wells and piezometers have been sampled two to eight times, the onsite potable well six times, and two neighboring potable wells (2520 and 2535 Holland-Lima Rd.) twice. The shallow groundwater plume may be expanding or unstable for several higher weight contaminants, and contamination was again detected in the onsite potable well at elevated levels in one of two recent sampling rounds. A pressure test conducted on the well indicated that the well casing and pit-less adaptor are sealed. Currently there is no power to the onsite well and the depth of the water pump is unknown. It is a 6" diameter well

with an open borehole from 140 feet (top of bedrock) to 220 feet. The contaminant migration pathway into the potable well is unknown at this time.

Minimum Remedial Requirements

Goals of the additional work are to 1) excavate additional highly contaminated soil, 2) conduct 4 quarterly rounds of monitoring well and piezometer groundwater sampling, 3) conduct rounds of potable well water sampling per the chart included below, and 4) prepare a report.

1. Excavate and properly dispose of a volume not to exceed 1,600 tons of highly contaminated soil between and to the south of the caretaker's house and the storage building to the east as shown on the attached figure. The approximated volume is based on a depth of 10 feet bgs to remove "smear zone" contamination. Because the tank was near the southeast corner of the caretaker's house, it may be necessary to support the vertical excavation walls to the 10-foot depth. A compliant bidder will explain how they will maintain the vertical integrity of the excavation walls along the perimeter of the buildings.

The excavation will extend southward approximately 40 feet to encompass soil borings B-7A and BK-1. However, the actual lateral extent of excavation will be determined by field observations during excavation. Segregate and stockpile the backfill from the original remedial excavation for reuse as fill, if the material appears to be only minimally impacted by the surrounding residual contamination.

Excavation between the caretaker's house and the storage building will require the removal of the electrical and telephone lines between the buildings. However, replacement of the utility lines is not eligible for PECFA reimbursement and must be paid by the property owner.

Do not attempt to preserve MW-1R and MW-11. Instead, install one replacement well, MW-11R, between the former locations of the removed wells.

Collect representative soil samples from the excavation walls and floor to document residual contaminant concentrations that remain in place. Analyze the soil samples for PVOCs, 1,2-DCA, and naphthalene.

Cover the excavated area with a low-permeability material, as a means of limiting rainwater infiltration into the excavation backfill and thereby inhibiting migration of the groundwater contaminant plume. (PECFA will not reimburse for pavement).

2. Conduct four (4) quarterly rounds of groundwater sampling for laboratory analysis, as follows.

Well	1st round	2nd round	3rd round	4th round
MW-5, 8, 12, replacement well 11R, and PZ-2	Yes	Yes	Yes	Yes
MW-3, 4, 6, 7, 9, and PZ-1	No	No	No	Yes
Appleby, Frasier, and Redding potable wells *	Yes	No	No	Yes

* Frasier (2520 Holland-Lima Rd.) and Redding (2535 Holland-Lima Rd.)

Analyze the monitoring well and piezometers samples for PVOCs, 1, 2-DCA, and naphthalene, and the potable well samples for VOCs (EPA method 8260).

Measure groundwater elevations in all the wells, whether sampled or not, and report the data in tabular form. Prepare water table maps showing groundwater flow for each sampling round.

Provide results of groundwater sampling and the associated groundwater flow map to the DNR and Commerce within 45 days of each sampling event.

Sampling the Appleby's onsite potable well: Collect one sample from the upper 10-20 feet of water column without purging the well. Lower a submersible pump into the well to approximately 140-150 feet and remove 2 well volumes of water (approximately 600 gallons). Collect a second sample from this depth interval. Arrangements must be made for storage and disposal of pumped groundwater.

Contact the DNR prior to making arrangements for or conducting onsite potable well sampling.

Sampling the Frasier and Redding offsite potable wells: Samples should be collected from a sample tap or faucet near the pump and before treatment, storage or pressure systems. If the sampling tap has an aerator, filter or other device, remove it. Allow the water to run from the tap for at least five minutes prior to collecting the sample. Reduce water flow to a thin stream, then collect the VOC samples as described in section 2.5 in the DNR Groundwater Sampling Field Manual (DNR PUBL – DG – 038 96).

3. Reporting: Upon completion of all site work, prepare a comprehensive report documenting all of the excavation and groundwater sampling activities. The report will include groundwater elevation and flow maps; isoconcentration maps of residual soil and groundwater contamination; updated tables which show all historic groundwater data on one table; concentration trend analyses; and all appropriate and required field forms, maps, tables, laboratory reports, etc.

The report must be submitted to the DNR (copy to Commerce) no later than three (3) months after completion of the bid scope of work.

4. As part of a compliant bid response, provide a cost to complete a closure request and GIS Registry packet, in the event that site conditions are favorable for case closure.
5. Properly dispose of all sampling wastes generated from all activities conducted under this bid scope, and provide all waste disposal documentation. Wastewater disposal should be completed after each of the Appleby potable well sampling events. For bidding purposes, provide a cost to collect and transport the wastewater to the Oostburg treatment plant for disposal.
6. Web Reporting (See <http://commerce.wi.gov/ER/ER-PECFA-SiteReporting.html>) and PECFA claim for bid scope of work completed.

Regarding the 2nd Page of the Bid Response:

If necessary, subsequent cost caps may be determined using page 2 following the successful completion of the activities under the initial cost cap. Approval shall be obtained through a request to Commerce for a change order. The request shall include total costs incurred to date under the existing cap. The subsequent cost cap

amount may be adjusted up (or down) based on the outcome of the specified work activities.

SECTION 3 - Reporting Timeframes

Within *60 days* of the Commerce notification of the maximum reimbursement amount, the responsible party (RP) must execute a written contract with one of the firms that submitted a bid. Failure to execute the written contract within this time will result in ineligibility of interest expenses incurred from the date of the reimbursement cap letter until a contract is executed and work commences at the site. Work must commence within *45 days* of signing a contract. There are specific reporting requirements in Comm 47.70 to monitor the progress of activities at each bid site and there may be additional reporting requirements outlined above. The consulting firm that is contracted to complete the scope of work is required to report the progress of this site to Commerce electronically on the web site at each of the following points:

1. Within fourteen days of executing or terminating a contract with the RP.
2. Three months after entering into the contract with the RP.
3. Twelve months after beginning the work in the successful bid, unless the project is completed before that time (point 6 applies).
4. Twelve months after submitting the previous report (point 3), unless the project is completed before that time (point 6 applies).
5. No later than 10 days after encountering a change in circumstances (the list of circumstances is in Comm 47.70 (3)).
6. No later than 30 days after completing the work.
7. As directed by Commerce.

If Commerce determines that the consulting firm is failing to make adequate progress to complete the scope of work, Commerce will notify the RP and may reduce the reimbursement to accurately reflect the work completed.

Claim Submittal

A claim must be submitted to Commerce within 120 days of submitting the report described in *Reporting Timeframe, point #6*. If a claim is not submitted by the deadline described above, interest costs from the date the report (point #6) is submitted to the date the claim is received will not be reimbursed to the claimant. The claim preparation cost must be included in the Total Bid Amount and is considered within the reimbursement cap.

Questions and Answers

Questions, answers and interpretations will be considered an amendment of this solicitation. All questions must be submitted in writing (fax and electronic mail submittals are acceptable) to the Bid Manager identified in Section 1 of this solicitation. All answers and interpretations shall be in writing from the Bid Manager. Neither the PECFA program nor Commerce shall be legally bound by any amendments or interpretations that are not in writing. Bidders are not to contact other personnel located within the Department of Commerce/Bureau of PECFA concerning the site or the bid solicitation between the Bid Announcement Date and Bid End Date. No further questions will be addressed after the deadline for submitting questions identified in Section 1.

SECTION 4 - Conditions of Bid

The successful bidder will be the entity that complies with all provisions of the bid and provides the lowest total cost, excluding interest, for the site-specific bid requirements described in Section 2. In preparing the bid, the bidder must assume compliance with all applicable codes, including, but not limited to, §Comm 46, §Comm 47, and §NR 700 Wis. Admin. Codes.

The bid Commerce selects to determine the least costly method of remedial action will be the least costly qualified bid. Commerce will rank the bids solely on the basis of cost. Evaluation of bids will continue until the least costly qualified bid is identified. Submittals from an individual or firm during their period of disqualification from bidding, submittals received late and for submittals without a certified commitment (performance assurance and/or signature) will not be considered as bids. Commerce may disqualify a bid for the following reasons:

- Requirements of the bid specifications have not been met.
- The remedial strategy is not appropriate to the geologic setting.
- A Total Bid Amount is insufficient to fund the activities described in the bid specifications.

Commerce reserves the right to reject any and all bids.

Any proposed technology or methods used in the remediation must be allowed for use in the State of Wisconsin and approvable by the agency with jurisdiction (Natural Resources or Commerce).

The bidder Commerce intends to select may be required to provide input to and attend a meeting with the PECFA program and the claimant to explain the bid and remedial approach.

If a bid is disqualified, Commerce will provide written notification to any individual or firm that submitted a disqualified bid. The notification shall specify the reasons for the disqualification, and inform the individual or firm of their right to protest or appeal the decision. If a bid is more costly than the bid Commerce intends to select, the bid will not be reviewed.

The *Notice of Intent* will identify the least costly bid, disqualified bid(s) and bid(s) not reviewed. The *Notice of Intent* will be sent to the RP and will be posted on PECFA's Internet Web site.

SECTION 5 - Instructions to Bidders

Between the bid start and end dates, bidders shall not discuss or attempt to negotiate any aspects of the bid with the RP, other potential bidders or program staff without prior approval of the Bid Manager identified in Section 1. Infractions will result in rejection of the violator's bid and may result in a formal complaint being filed with the Department of Regulation and Licensing.

If access to the site is necessary for the preparation of a bid, access shall be arranged through the Bid Manager. If the Bid Manager is not able to arrange site access, this will not delay the bid process nor negate the comparison and selection from among the bids submitted. All costs associated with a site visit or preparation of a bid will be the bidder's responsibility.

The Bidding Process must conform to the following:

1. The Bid Response shall address all the site-specific bid requirements identified in Section 2.
2. The total bid amount to accomplish the stated goal must include all fees, reporting costs, pre- and post-closure costs and costs for establishing restrictions or institutional controls, when applicable (interest costs are excluded).
3. The submittal must include a copy of the Bid Response document signed by a Professional Engineer, Professional Geologist, Hydrologist or Soil Scientist licensed by the State of Wisconsin. The appropriate registration number of the professional license must be included. Registration requirements are listed in Comm 5.
4. Bids *cannot* be faxed directly to the program. Documents received by fax will not be considered.
5. Bids, amendments thereto or withdrawal requests must be received by 4 pm on the bid end date.
6. The consulting firm's name must be included and all pages of the Bid Response.
7. All costs must be printed (ink, typewritten or computer). Errors must be crossed out, corrections entered and initialed by the person signing the bid. Correction fluid is not allowed. No bid shall be altered or amended after the time specified for the bid end date.
8. Each bidder shall fully acquaint themselves with conditions relating to the scope and restrictions attending to the execution of the work under the conditions of this bid. The failure of a bidder to acquaint themselves with existing documented conditions shall in no way relieve any obligation with respect to this bid.
9. All amendments to and interpretations of this bid shall be in writing from the Bid Manager. Neither Commerce nor the program shall be legally bound by any amendment or interpretation that is not in writing.
10. This bid is intended to promote competition. If the language, specifications, terms and conditions, or any combination thereof restricts or limits the requirements in this bid to a single source, it shall be the responsibility of the interested bidders to notify the program in writing so as to be received five days prior to the opening date. The bid may or may not be changed; however a review of such notification will be made prior to award.

SECTION 6 - Bidder Disqualification

Commerce may disqualify from public bidding any individual or firm that has committed any of the following (Comm 47.67 (1) (a)):

1. Failed to complete the scope of work within the reimbursement cost cap established through public bidding.
2. Failed to complete the scope of work in a bid in a timely manner.
3. Failed to follow DNR rules on the bid project.
4. Received one or more notices from Commerce under s. Comm 47.62 (2) that assess the financial management of an investigation as unacceptable.
5. In any prior occurrence that has been publicly bid, failed to do either of the following:
 - a. Pay subcontractors after receiving payment for them.
 - b. Obtain lien waivers on or before the date of the final payment by the RP or the PECFA program, from all subcontractors paid under subd. 5. a.
6. Failed to execute a contract with the RP as required in s. Comm 47.69 (1).
7. Failed to commence work within 45 days after executing a contract, as required in s. Comm 47.69 (3).

Commerce may disqualify any individual or firm from performing further work on a project if the individual or firm has not completed any of the six reporting points required in Comm 47.70 and outlined in Section 2 of this bid document. Commerce will review and address the issue as stated in Comm 47.70 (4).

BID RESPONSE

(1st Page)

Department of Commerce PECFA Program

SITE NAME: Appleby's Auto Salvage

COMMERCE #: 53070-1845-78

BRRTS #: 03-60-305128

Submit Bid Response To: Cathy Voges
Public Bid Response
Department of Commerce PECFA Bureau
201 W Washington Ave, Madison WI 53703-2790 or
PO Box 8044, Madison WI 53708-8044

Consulting Firm Name: _____

Complete Mailing _____

Address: _____

Telephone: () - _____

Fax Number: () - _____

E-mail Address: _____

Bidder (check one that applies):

<input type="checkbox"/>	Professional Engineer	License # _____
<input type="checkbox"/>	Professional Geologist	License # _____
<input type="checkbox"/>	Hydrologist	License # _____
<input type="checkbox"/>	Soil Scientist	License # _____



Use this box to certify (by marking with a check or X) a commitment to complete the work described in the bid specifications in its entirety for the Total Bid Amount proposed below. Failure to provide this performance assurance will disqualify this bid response. Providing unsolicited qualifications and/or contingency statements in your bid submittal will disqualify the bid response.

Total Bid Amount: \$ _____

Print Name: _____

Title: _____

I certify that I have the authority to commit my organization or firm to the performance of the bid I have submitted.

Signature: _____

BID RESPONSE

(2nd Page)

Department of Commerce PECFA Program

SITE NAME: Appleby's Auto Salvage

COMMERCE #: 53070-1845-78

BRRTS #: 03-60-305128

Consulting Firm Name: _____

A bid will be considered non-compliant if the bid response does not include a separate tabulation of costs for each activity.

1a	Excavate and dispose of 1,600 tons of contaminated soil	\$	_____
1b	Stabilization of excavation walls	\$	_____
2a	Groundwater sampling of monitoring wells and piezometers (incl. reporting)	\$	_____
2b	Sampling of two off-site potable wells (incl. reporting)	\$	_____
2c	Sampling of on-site potable well (incl. reporting)	\$	_____
3	Reporting, upon completion of work	\$	_____
4	Case Summary & Closeout Request, incl. GIS Registry packet	\$	_____
5	Waste disposal	\$	_____
6	Web-Reporting and PECFA Claim Preparation	\$	_____
	Total Bid Amount	\$	_____